170.0	0007	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,300	/	946,300
USE VALUE:	946,300	/	946,300
ASSESSED:	946,300	/	946,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAYHORN JOHN M--ETAL
Owner 2:	RONELL DIANE M
Owner 3:	
Street 1:	117 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,319 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13319.000	369,200	3,400	573,700	946,300
Total Card	0.306	369,200	3,400	573,700	946,300
Total Parcel	0.306	369,200	3,400	573,700	946,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.30 | /Parcel: 385.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113102
GIS Ref	
GIS Ref	
Insp Date	06/25/18

!13183!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0007-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,200	3400	13,319.	573,700	946,300	946,300	Year End Roll	12/18/2019
2019	101	FV	292,300	3400	13,319.	573,700	869,400	869,400	Year End Roll	1/3/2019
2018	101	FV	289,600	3400	13,319.	508,100	801,100	801,100	Year End Roll	12/20/2017
2017	101	FV	289,600	3400	13,319.	426,200	719,200	719,200	Year End Roll	1/3/2017
2016	101	FV	289,600	3400	13,319.	426,200	719,200	719,200	Year End	1/4/2016
2015	101	FV	273,100	3400	13,319.	368,800	645,300	645,300	Year End Roll	12/11/2014
2014	101	FV	273,100	3400	13,319.	356,500	633,000	633,000	Year End Roll	12/16/2013
2013	101	FV	273,100	3400	13,319.	339,300	615,800	615,800		12/13/2012

PRINT

Date	Time
12/11/20	03:10:28

LAST REV

Date	Time
08/08/18	11:14:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18573-534		9/1/1987		305,000	No	No		Y

USER DEFINED

Prior Id # 1:	113102
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13319		Sq. Ft.	Site		0	70.	0.62	8									573,700						573,700	

Total AC/HA:	0.30576	Total SF/SM:	13319	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	573,700	Spl Credit		Total:	573,700

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07752442
Const Adj.:	1.01484895
Adj $ / SQ:	136.691
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535099
Depreciation:	165881
Depreciated Total:	369218

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

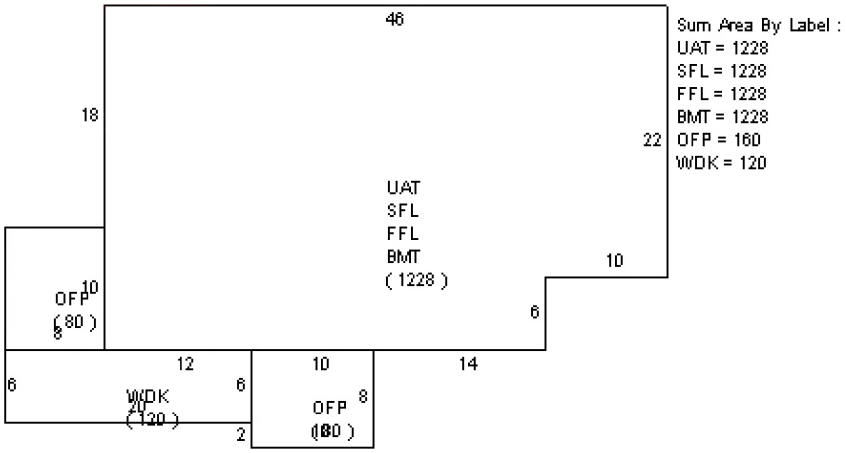
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.36
Special Features:	0	Val/Su Net:	86.44
Final Total:	369200	Val/Su SzAd	150.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,228	41.010	50,357
FFL	First Floor	1,228	136.690	167,856
SFL	Second Floor	1,228	136.690	167,856
UAT	Upper Attic	307	54.680	16,786
OFP	Open Porch	160	27.210	4,354
WDK	Deck	120	14.550	1,746

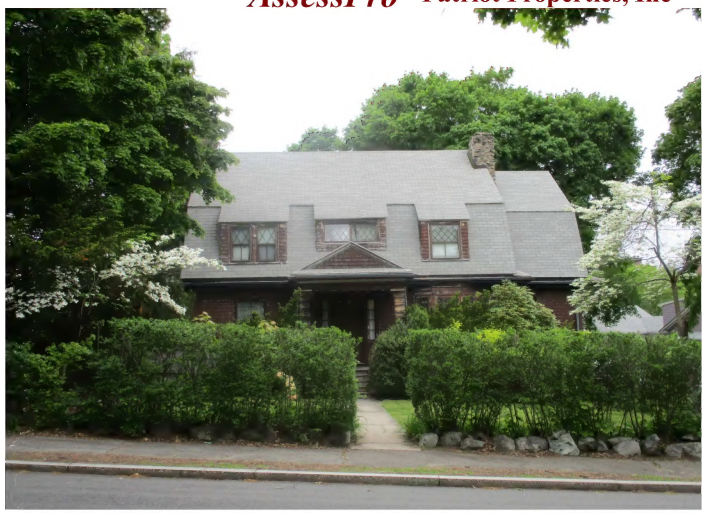
Net Sketched Area:	4,271			Total:	408,955
Size Ad	2456	Gross Are	5192	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0007-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400